

**5,844 SF ON 2.33 AC**

**5900**

**W. Colfax Ave.**

Lakewood, CO 80214

**Auto Sales  
& Service Facility**

SE CORNER  
COLFAX & HARLAN ST.



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### Property Overview

- Large lot at the intersection of West Colfax Avenue & Harlan Street
- M-G-U zoning allows for variety of uses with capacity for 300+ cars
- Located within the West Colfax Avenue Corridor Reinvestment Area
- 5 Bay Service Building with (1) 7,000 lb lift, (2) 10,000 lb lifts
- Air compressor

**Rate: \$17,500/month NNN**  
**(Est. Taxes and Ins. \$3,500/month)**

### Property Facts

Lot Size **2.33 AC**

Bldg Size **5,844 SF Total**

**Tony Bobay**  
303.565.3035  
tbobay@shamesmakovsky.com

**Sandy Feld**  
303 565 3024  
sfeld@shamesmakovsky.com

**Cory Dulberg**  
303 565 3039  
cdulberg@shamesmakovsky.com



**ASSEMBLAGE NE CORNER COLFAX & HARLAN ST.**

	5900 W. Colfax	1453 Gray St.
<b>Ground Size</b>	91,169 SF	10,324 SF
<b>Building Size</b>	5,378 SF	980 SF
<b>Building Use</b>	Retail / Auto Dealership	---
<b>Current Use</b>	Auto Dealership	Residential
<b>Lease Rate</b>	\$17,500/month NNN Est. Taxes and Ins. \$3,500/month	



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